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Redevelopment Board Minutes 10/06/2008

Arlington Redevelopment Board
 Minutes of October 6, 2008

Members Present:

Andrew West, Chair
 Christopher Loreti, Vice Chair
 Roland Chaput
 Bruce Fitzsimmons

Also Present:

Kevin J. O'Brien
 David Berry
 Laura Wiener
 Joey Glushko

Andy West called the meeting to order at 7:00 PM and announced the re-opening of the hearing on a special permit application for a wireless communication facility at 37 Drake Road, the Hauser Building. Paul DeCoste represented the applicant, Metro PCS, and distributed a new set of plans with a correction compared to the plans he sent to the Board on October 3rd. The new proposal placed all the facility equipment on the roof in a fiberglass enclosure made to look like brick. Four of the antennae are inside the enclosure and two are in a 24 inch diameter flue pipe, ten feet high, a short distance away from the enclosure. When asked if the flue pipe could be lowered, Raresh Goel said it must be 8.5 feet above the parapet. When asked if the penthouse could be lowered, the same answer was given; the location of the penthouse relative to the parapet governed the height required.

The board was concerned that the fiberglass brick may not look like the brick on the building and asked that the Planning Director receive a sample to approve before installation. The Board then asked about the GPS antenna which sticks up above the enclosure wall. Raresh Goel said that the antenna could be moved to the center of the enclosure and mounted no higher than the enclosure wall. Roly Chaput moved to grant the special permit subject to the general and special conditions in the Director of Planning's report and the following conditions:

1. The Planning Director shall approve the fiberglass material that is made to look like the brick on the building and will be used to enclose the communications equipment.
2. The GPS antenna shall be positioned within the walls of the equipment enclosure and extend no higher than the top of the enclosure walls.

Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

Andy West then asked the Board to discuss potential changes to the Zoning Bylaw that it might ask Town Meeting to consider next year. He asked members to keep in mind the Board's agenda and suggest changes that are consistent with the Board's agenda. The Board made comments on a list of potential changes provided by staff and asked staff to continue to work on some and bring refined suggestions to a future meeting.

At 8:30 the Board turned its attention to the latest draft of Sign Sense. Much of the discussion revolved around how to get funds to have the booklet laid out with appropriate graphics. Kevin O'Brien promised to seek funds and persons to do the work.

The Board then talked about the status of the storefront improvement program. It was reported that some store owners did not like their designs and it was decided to discuss with the architects the scope of their task and see about alternative designs. Andy West offered to participate in the discussions if desired.

Bruce Fitzsimmons reported on the Minuteman Bikeway celebration that was held October 5th and delivered a proclamation presented by the selectmen. Andy West reported on the first public meeting regarding the re-design of the Mass Avenue corridor and announced that the next public meeting would be October 23rd.

The Board then reviewed the minutes of the September 22 meeting, made some changes and then Roly Chaput moved that the minutes of the September 22, 2008 meeting be approved. Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

The Board briefly discussed the ZBA case regarding the Germaine Lawrence School building at 3 Park Avenue Extension.

Andy West then asked the Board to discuss the plans for the proposed CVS at 821-837 Mass. Ave. Chris Loreti asked that staff carefully check the dimensional and other requirements of the parking area and all the signs including directional signs. Staff was asked to check on the relation of the existing building at 821 Mass. Ave. to the CVS proposal. The Board felt it needed to see the lease agreement or other documentation to understand the parking and rights of way to access parking between the CVS and the existing office use in the building at #821.

At 9:50 Andy West announced that the Board would enter executive session to discuss its appeal of the building permit issued for 197 Broadway. Jim Doherty, in the audience, indicated that he was the owner of that property and asked if he could speak to the Board. He then read a letter which presented information he believed was relevant to the case and asked that the Board reconsider its vote and reverse direction. Many of his comments were directed at Board member Chris Loreti. He then gave one copy of his letter to the Board secretary.

Chris Loreti said that he would not dignify Mr. Doherty's statement with a response. Chris Loreti then asked if the Board had to go into executive session to discuss the case as he believed the Board was not discussing pending litigation. He said he had no problem discussing it in open session. Kevin O'Brien said there was no need to enter executive session. Chris Loreti continued indicating that he thought the Board needed to prepare a memo of its case to provide to the ZBA and perhaps a subcommittee could prepare it. Bruce Fitzsimmons volunteered to work on it with Chris Loreti and the Board agreed to have them work on it. Andy West asked if the minutes for the meeting at which the Board voted (actually September 15) stated the reason. Kevin O'Brien replied that he thought they did.

Kevin O'Brien then asked the Board if it wanted to respond to Jim Doherty's request to withdraw its appeal of the 197 Broadway building permit. Chris Loreti stated that it should be made clear that the appeal is not directed against the building owner, but is an appeal of a decision of the building inspector. He saw no reason for the Board to reverse its decision on the appeal. No other Board member moved to do so.

The Board adjourned at 10:10 PM.

Respectfully submitted,
 Kevin J. O'Brien

